

JULY 27, 2015 Plan Commission Meeting

The Plan Commission met at 7:30 p.m. on Monday, July 27, 2015 at the Town Hall in New Munster to hold a public hearing prior to the Plan Commission Meeting.

Chairman William Glembocki opened with the *Pledge of Allegiance*.

PUBLIC HEARING on a PROPOSED AMENDMENT TO THE LAND USE PLAN MAP OF THE COMPREHENSIVE PLAN FOR THE TOWN OF WHEATLAND

Applicant: Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045

Request: Amend the Land Use Plan Map adopted as part of the Town Comprehensive Plan change the land use designation of Tax Parcel 95-4-219-314-0640 located on the west side of 392nd Ave. in the SE ¼ of Section 31, from "Suburban-Density Residential," and "Non-Farmed Wetland" to "Commercial," and "Non-Farmed Wetland."

Present for the Plan Commission: William Glembocki, Clayton Wagner, Vince Mosca, Dennis Robers, Paul DeLuisa, Susan Riley and Mary Ochoa-Petersen. Randy Schulz was excused. Also present: Town Clerk Sheila Siegler, Andrew Lois, Kelly Wilson, Jeff Butler, Greg Governatori, Tracy, Mark Merkling, Jim Pankratz, Alan Kaddatz, Doug Schaal, Wayne Kaddatz, Grant Kaddatz, Warren Hansen, Julie Palmer.

Clerk read the Public Notice and stated a Notice of Public Hearing was published in the *Kenosha News* on June 26, 2015. In addition all property owners within 300 ft. of Tax Parcels #95-4-219-314-0640 were notified of the public hearing and the plan commission meeting by First Class Mail.

Chairman opened for comments at 7:35 p.m.

Mark Merkling introduced his civil engineer, Greg Governatori, Kapur & Associates and his architect, Jim Pankratz. Governatori will address concerns for stormwater. Pankratz will show the facility, what it will look like and what plans are for the community. Merkling said he has been here four years and has had good success. He likes the community and wants to stay in Wheatland to build a new location to enhance the community.

He stated his intended use is to go from agricultural to commercial use. There is commercial use on the south side of Hwy 50 and at his present location on the northeast corner of Hwy 50 and 392nd Ave.

Chairman asked if anyone had a question on the comp plan change. Does anyone have a problem with changing the plan? The comprehensive plan map shows the area as a long range plan for residential development but Chairman said some areas were marked for commercial and doesn't know why we didn't do all of this area because there are several businesses here along Hwy 50. Merkling noted the front portion of his present location was changed from Residential to Commercial on the comprehensive plan.

Chairman Glembocki said no one has a problem with the land change plan? There were none. (Note: there were no written comments submitted to the town office for inclusion in the public hearing record.)

Chairman declared the public hearing closed at 7:40 p.m. and opened the Plan Commission Meeting.

Roll call for the Plan Commission: Present: William Glembocki, Clayton Wagner, Susan Riley, Vince Mosca, Paul DeLuisa, Dennis Robers, and Mary Ochoa-Petersen. Randy Schulz was excused.

Also present: Town Clerk Sheila Siegler, Andrew Lois, Kelly Wilson, Jeff Butler, Greg Governatori, Tracy, Mark Merkling, Jim Pankratz, Alan Kaddatz, Doug Schaal, Wayne Kaddatz, Grant Kaddatz, Warren Hansen, and Julie Palmer.

Clayton Wagner moved to approve the Minutes of the June 22nd Plan Commission Meeting. Dennis Robers seconded. Motion carried.

Public Comments - none.

Resolution No. 2015-PC-002 - Comprehensive Plan Map Amendment:

Applicant: Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045

Request: Amend the Land Use Plan Map adopted as part of the Town Comprehensive relating to the land use designation of Tax Parcel 95-4-219-314-0640 located on the west

side of 392nd Ave. in the SE ¼ of Section 31, from "Suburban-Density Residential," and "Non-Farmed Wetland" to "Commercial," and "Non-Farmed Wetland."

Chairman Glembocki called for a roll call vote to adopt Resolution No. 2015 PC-002 to approve the comprehensive plan map for Tax Parcel 95-4-219-314-0640 from Residential to Commercial. Roll call: Robers - yes, Riley - yes, Mosca - yes, Wagner - yes; Glembocki - yes; Ochoa-Petersen - yes and DeLuisa - yes. Schulz absent. Approved 7-0.

Rezoning Request - Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045, Mark Merklng, 5675 392nd Ave., Burlington, WI 53105 (Agent) to rezone Tax Parcel 95-4-219-314-0640 from A-2 General Agricultural District to B-3 Highway Business District & C-1 Lowland Resource Conservancy District.

Architect Jim Pankratz presented an overview of the project and described the location, building site and floor plan. Service and sales building has six large glass overhead doors facing Hwy 50 and two drive-thru service bays with an area of sales offices around the east side of the building and a sales area in the center. A secondary building is the indoor sales room and there will be a secure, fenced storage area north of the main service/sales building. They have received state approval for the building.

Civil Engineer Greg Governatori said the stormwater pond will be in the northwest corner of the property. They have been informed of the flooding issue on the south side of Hwy 50. They can't make all the stormwater flooding issue go away but will not be making it worse and intention is to improve the stormwater storage. There will not be a wet pond in the southeast corner of the parcel. Generally the water that comes from the church property will come thru the culvert under 50 and directed to the northwest by cutting and grading.

Mark Merklng stated they were taking more volume to the north directing 53 A. to the stormwater retention pond. This property will take more water than it ever has in the past.

The mound system is being installed in front of the building. Water will be forced to the back.

Commissioner Vince Mosca said the impervious surface is generating 25% more volume. Governatori said that is already figured in.

There was discussion on the stormwater retention pond location, amount of storage, drainage direction, no natural overflow for stormwater so all water must infiltrate into the soil, high groundwater table, culvert height, pond height, soil borings, roof tops and paved and graveled surfaces shedding more water to areas for absorption into soils.

Warren Hansen, engineer from Farris, Hansen & Associates, said he was requested on behalf of the Kaddatz family to present his review of the stormwater drainage. He used a county cadastral/topographic map of the parcel. He disputed statements made by Greg Governatori and said he doesn't see from what is shown here enough information to pass judgment on something so important to the community. He respectively suggested on behalf of Wayne Kaddatz and family the matter be tabled for more detailed calculations to prove the stormwater designs.

Mark Merklng said his engineer was hired specifically to address these issues. Responding to questions, Merklng said he had county approval before he moved any dirt but has found out the culvert location will need to be moved to the north.

Paul DeLuisa suggested a deeper hole for the pond but Vince Mosca said the water table enters the picture and that wouldn't be a solution. Mark Merklng said the Conditional Use Permit addresses these concerns. He will not be issued that until the county, DNR, etc. are satisfied with the final engineering.

Wayne Kaddatz said you are talking 75 A. of stormwater drainage and Warren Hansen believes it to be 115 A. The clay liner in the retention pond will not allow for the water to infiltrate into the soil. Mark Merklng said it is not the pond but the area around the pond that will let the water escape into the soil.

Commissioner Dennis Robers said he farmed the field and the northeast corner of the parcel has springs.

Chairman Glembocki asked if the southwest corner could be excavated deeper and suggested it could help the situation.

Commissioner Clayton Wagner asked Merklng if he intended to sell cars, repair cars, and keep anything stored outside. He is the fire inspector and concerned about storage of flammable liquids.

Merklng said they occasionally sell what they take in on trade-ins. Pankratz said the building is rated with the state for SI occupancy which allows motor repair, common for RV dealerships. The indoor showroom would have indoor motor vehicles.

Mark Merkling said there would be no junk and storage will only be in the gated, secure fence where the RV storage will be allowed.

Wagner asked if employees would be working on cars at night. Merkling said he is not hiring an engine mechanic.

Chairman asked the commissioners for a punch list of things they want considered if we table this meeting.

Robers - land and spring

Riley - same

Mosca - stormwater report and wetland report

Wagner - agrees with Mosca and wants 1" contours on the plans

Ochoa-Petersen - more detail of where water is going

DeLuisa -

Wayne Kaddatz assured the commission if this doesn't work, Slades Corners will be here in force to ask the town to fix the problem. Chairman said if nothing is done, there will still be water coming in the front door if there is a 2004 type flooding. Wayne Kaddatz said you need to run a swale to the east and south from the church thru Grenus property and the corner property to solve this.

Commission members requested the town engineer look at the plans and report to the commission for the next meeting.

Vince Mosca moved to table the rezoning and Conditional Use Permit Application from Action 50 LLC until August 10, 7 p.m. Sue Riley seconded. Carried.

Paul DeLuisa said he was happy with this business in the town and he is glad to see Merkling working with everyone to furnish the answers.

Conditional Use Permit Application - Action 50 LLC, 420 W. Westleigh Rd., Lake Forest, IL 60045, James M. Bissing (Owner); Mark Merkling, 5675 392nd Ave., Burlington, WI 53105 (Agent) requesting a Conditional Use Permit for Recreational Vehicle (RV) sales, service and outdoor display & storage in the B-3 Highway Business Dist. on Tax Parcel #95-4-219-314-0640

Reports and correspondence – none

Adjournment - DeLuisa moved to adjourn at 9:05 p.m. Riley seconded. Carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk